

December 24, 2020

Checklist of **responses** to HL Requirements from Historic Landmark Development Standards Table, page 122 of the combined HL-PAD document.

Benedictine Monastery PAD - HL

# **HISTORIC LANDMARK DEVELOPMENT STANDARDS TABLE**

Refer to HL for Additional details.

<i>Item</i>	<i>Topic</i>	<i>Standard</i>
<b>1</b>	The exterior of the Benedictine Monastery has been preserved throughout. All doors, windows, religious iconography, detailing, remains untouched, repaired, or maintained. <b>Benedictine Monastery Exterior</b>	The Exterior of the Monastery will be preserved and all of its character defining elements will be preserved and repaired as necessary (as per Secretary of the Interior Standards), except for the items listed below (A).
<b>1A</b>	The 3rd floor roof terrace of the Benedictine Monastery has been kept intact as an out-door gathering space. The steel floor trusses are being strengthened for IBC code loading. A protective guardrail was added to meet IBC requirements. A walkable tile deck system is added for use comfort. (see B-A102.4) <b>Roof Terrace</b>	The roof of the central wing of the Monastery has been historically used as a Terrace. It is proposed to continue this historic use. In order to do so, there will need to be a new walkable surface installed, and a discreet taller protective guardrail to meet current codes. The laundry room may be converted and expanded to the terrace to create a larger MPR.
<b>2</b>	The interior of the Benedictine Monastery is excluded from HL jurisdiction, but FYI, the work on the interior is a very light touch. <b>Benedictine Monastery Interior</b>	The Benedictine Monastery Interior is excluded from the regulatory requirements of this Historic Landmark nomination.
<b>3</b>	As shown on the landscape set, the character-defining elements of the site and landscape are preserved throughout the site. <b>The Historic Landmark Boundary</b>	The Monastery site and landscape will be preserved and all of its character-defining elements will be preserved and repaired as necessary (As per Secretary of the Interior Standards), except for the items listed below (A-D).
<b>3A</b>	As per the HL, the northeast sunken plaza is being constructed (see BG-101, B-A02, B-A022, B-A102.1, B-A102.2.) for as a gathering area and for ADA access to lower level. <b>Sunken Plaza</b>	There will be a sunken plaza installed at the north east corner of the Monastery to allow for ADA access to the basement (under the Chapel) for support uses for the residential development.
<b>3B</b>	As per Landscape set, LL1.02, the front sod area is being maintained, but the Owner reserves the right to change that in the future. <b>Front grass area</b>	In order to conserve water, the two grass areas on the west face of the Monastery entry may be replaced with appropriate landscape.
<b>3C</b>	As per Landscape set, interior patios are being slightly modified for occupant use. Most planting is maintained. Intrusive HVAC is removed. <b>Interior Patios</b>	The two interior patios of the Monastery will remain in their general historic character, but modifications to allow for adaptable reuse of these patios will be permitted.
<b>3D</b>	As per PAD minor change, chiller+cooling tower are moved out of HL. No new HVAC is added. <b>Mechanical Equipment</b>	Mechanical equipment may be allowed to be placed within boundaries of the HL in a careful and discreet manner.